

**MINUTES OF HISTORICAL ADVISORY BOARD  
REGULAR MEETING OF THURSDAY, FEBRUARY 7, 2008  
COUNCIL CHAMBERS, CITY HALL  
2263 SANTA CLARA AVENUE – 7:00 PM**

CONVENE: Chair Anderson called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Chair Anderson, Vice-Chair Miller, and Board Member Iverson, Irons and Lynch - 5

ABSENT: None

STAFF PRESENT: Douglas Garrison, Supervising Planner/Secretary to HAB;  
Dora Mairena Intermediate Clerk/Recording Secretary;  
Simon Wolter, Planner I.

MINUTES:

Minutes for the meeting of December 6, 2007.

Motion (Anderson)/Second (Miller) to approve as amended.

Ayes: 5; Noes: 0; Absent: 0. Motion passed unanimously.

AGENDA CHANGES AND DISCUSSIONS:

None.

SPECIAL REPORT:

(4-A): Alameda Point Preservation Presentation.

Phil Tagami presented the qualifications of California Capital Group, to participate as a developer with Sun Cal on the Alameda Point Development.

WRITTEN COMMUNICATIONS:

None.

ACTION ITEMS:

(6-A) Certificate of Approval PLN07-0087 Applicant: Buestad Construction, 2531 Clement Avenue. The applicant requests approval to demolish an addition to a structure built in 1874 and listed on the Alameda Historic Study List. They also propose to relocate the remaining building to the southwest corner of the site, and replace all vinyl windows with wood windows. The site is located within a M-2, General Industrial zoning district.

Ms. Simone Wolter presented the staff report for the 2531 Clement Avenue.

Mr. Ken Carvalho from Buestad Construction, stated the goal is to move the historical structure and renovate it back to its original state as a two-room house.

Mr. Chris Buckley from the Alameda Architectural Preservation Society (AAPS), expressed his concern that other residential houses will be affected by zoning.

Mr. Adam Garfinkle, an interested member of the public, disagreed with the development of a business building, stating that it takes away from preserving historical properties.

Chair Anderson closed the public hearing and opened up board discussion.

Chair Anderson asked if the zoning of the property is M-2, General Industrial (manufacturing); which Mr. Garrison confirmed.

Motion (Lynch)/Second (Irons) to approve Item 6-A Certificate of Approval PLN07-0087 as amended (the amendments to the findings are incorporated into Resolution No. HAB 08-02).

Ayes: 5; Noes: 0; Absent: 0. Motion passed unanimously.

#### (6-B) Work Program Review and Discussion

Motion: (Iverson)/Second (Anderson) to continue item to the meeting of March 6, 2008

Ayes: 5; Noes: 0; Absent: 0. Motion passed unanimously.

#### ORAL COMMUNICATIONS:

Mr. Buckley commented that the City could be more proactive in getting the Alameda Point buildings leased. He suggested that the City revisit the zoning for areas M-2 and C-M (Commercial-Manufacturing) that have a high concentration of historical buildings to reduce the 100 ft height limit.

Mr. Garrison extended an invitation to the community charrette meeting in mid-March regarding the Park Street Design Studio development in the area.

#### BOARD COMMENTS:

Board Member Lynch communicated that she and Chair Anderson have been meeting with Jon Biggs on a weekly basis to work on the definition of terms.

Board Member Lynch distributed the Historic Preservation Season schedule and Proclamation.

STAFF COMMUNICATION:

Mr. Garrison stated that the City began a project that involves re-zoning the Ranch House neighborhood – East End/ Fernside (across from Lincoln school).

ADJOURNMENT:

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted by:

Douglas Garrison  
Secretary, Historical Advisory Board